



BARGHAUSEN

PROJECT NARRATIVE WITH CRITERIA

Conditional Use Permit and Site Plan Review Brown Bear Car Wash

NWC - Soper Hill Road and Densmore Road
Marysville, Washington 98528

Prepared by:
Barghausen Consulting Engineers, Inc.

October 2, 2023
Our Job No. 22681

PROJECT OVERVIEW

The purpose of this application is to seek entitlement approval for the construction of a new Brown Bear Car Wash consisting of a 3,000-square-foot tunnel car wash, a 30- by 40-foot Auto Sentry canopy, and a 3,264-square-foot car wash building consisting of five (5) touchless wash bays. Additional site improvements include surface parking for 12 standard vehicles, 26 vacuum station stalls, interior and perimeter landscaping, and a trash and recycling enclosure.

The project site is approximately 100,156 square feet across Lots 3 and 4 of the White Barn Master Development Plan, located to the north of Soper Hill Road. The property is zoned Community Business – Whiskey Ridge (CB-WR). Automobile washing services are permitted with a Conditional Use Permit.

Parking and Circulation

The Brown Bear Car Wash proposes to provide two (2) access points from Drive A and Drive B.

It is projected that the peak hours for car wash activity will be between 4 p.m. and 6 p.m. based on data received from similar car wash operations in Woodinville, Mill Creek, and Covington, Washington. To ensure efficient operations, adequate queueing space has been carefully planned for both structures. Each car wash type is expected to have a maximum of eight (8) cars queued during their busiest PM peak hours. The tunnel car wash will feature approximately 440 feet of queueing area, allowing space for up to 22 cars, meeting more than the maximum queueing anticipated. Additionally, the touchless wash bays will provide 10 queueing spaces, that includes five (5) vehicles actively using the bays and five (5) cars waiting in line at the pay stations.

The project proposes a total of 12 parking stalls, including one (1) ADA stall and 26 vacuum spaces. The entrance to the tunnel car wash is located near the southern corner of the property and exits to the north of the site. The queue for the car wash is approximately 290 feet long to accommodate up to 21 vehicles. The entrances to the touchless wash bays are on the southern side of the car wash building to the north, with cars exiting the northern side of the building. The purpose of this application is to seek entitlement approval for the construction of a new Brown Bear Car Wash consisting of a 3,000-square-foot tunnel car wash, a 30- by 40-foot Auto Sentry canopy, and a 3,264-square-foot car wash building consisting of five (5) touchless wash bays. Additional site improvements include surface parking for 12 standard vehicles, 26 vacuum station stalls, interior and perimeter landscaping, and a trash and recycling enclosure.

Vacuum Station Stalls

To the north of the site, there will be 26 proposed vacuum station stalls. These stations will be equipped with a state-of-the-art vacuum system called Vacutech that operates using a free vacuum technology. Each vacuum station is connected to one (1) of three (3) vacuum motors located to the east and west of the stalls. These motors are housed in CMU wall enclosures to minimize noise pollution. Additionally, each powder-coated steel arch located between the vacuum stalls and at the ends of each aisle holds two (2) vacuum hoses. This design ensures that users have easy access to all areas of their vehicle while using the vacuum stations. When not in use, the vacuum hoses are securely suspended and attached to the arches, protecting them from any potential damage.

Open Space Design

A plaza has been provided to the south of the site adjacent to the public sidewalk to provide a pedestrian-oriented area to an otherwise vehicle-related use. The plaza features a seat wall surrounded by various attractive plantings including roses and rhododendron bushes, stamped concrete in a decorative pattern, and bronze bear statues for visual appeal. Capstone lighting is proposed below the seat wall. Per Marysville Municipal Code Section 22C.070.100(2)(b), pedestrian-oriented space shall be supplied at a rate of two (2) percent of the site and one (1) percent of the building floor area. 2,065 square feet of open space must be provided at the Brown Bear Car Wash site. 2,100 square feet of open space is provided, surpassing the City's requirement.

Architectural Design

The design of the car wash tunnel, Auto Sentry, and touchless wash bays incorporates a combination of extrutech walls, metal fascia, and steel canopies. To enhance the visual appeal for pedestrians and customers, stone veneer will be used to add variation in materials. The rooflines of these structures will be aesthetically enhanced with tower elements on the tunnel car wash, auto sentry, and touchless wash buildings. Glazing will also be incorporated into the car wash tunnel and auto sentry structure to provide transparency. Moreover, the orientation of the Auto Sentry building will adhere to the design requirements of the East Sunnyside-Whiskey Ridge Subarea by facing towards the street. As for the color scheme, the structures will maintain Brown Bear's standard features with a blue fascia and a green accent stripe.

PURPOSE OF REQUEST

City of Marysville Development Standards

In accordance with the City of Marysville Municipal Code, the project team has ensured compliance with the following code standards:

Development Standard	Requirement	Response
Minimum Lot Area	No Minimum.	The total lot area is 100,156 square feet.
Maximum Impervious Surface Coverage	85%	The total impervious area proposed is 70,707 square feet. Approximately 71 percent of the site is covered with impervious surfaces.
Height Limitation	55 feet	The highest point of the tunnel wash building is 31 feet 3 inches. The highest point of the touchless wash building is 20 feet 6 inches.
Open Space for Non-residential uses	To be provided at a rate of 2% of the site plus 1% of the building floor area. (2,065 Square Feet)	The project will provide 2,100 square feet of open space, as seen from the pedestrian seating area to the south of the site near Soper Hill Road. The open space area features a hard-surfaced courtyard-type area with seating, capstone lighting, bronze bear statues, and landscaping. Please refer to the enclosed Open Space Plan that is included with our application.
Parking Standards	Two (2) per service bay plus 1 per 1,000 square feet of outdoor display.	There is one (1) tunnel car wash building and five (5) touchless wash bays. Twelve stalls are required. Twelve standard stalls and 26 vacuum station stalls are provided.
Landscaping	A 15-foot wide type L3 buffer required adjacent to arterial	Please see the provided landscaping plans. A 15-foot-

	roadways, and a 10' wide type L3 buffer is required along private access roadways.	wide buffer is provided along Soper Hill Road, and 10-foot buffers are located along Drives A and B.
Trash Enclosures	A 6' fence constructed of concrete block or brick enclosing trash and recycling receptacles is required.	The trash enclosure proposed will be screened by 7-foot 8-inch CMU walls.
Parking Area Landscaping	10% of the parking area in addition to the required buffers, shall be landscaped with Type L4 landscaping.	The parking area provides approximately 2,402 square feet of landscaping, as seen on the landscaping plans. The parking area is approximately 11,676 square feet. Twenty-one percent of the parking area is landscaped.

Per the City of Marysville Municipal Code Section 22G.010.430, the following standards and criteria for granting a Conditional Use Permit must be met:

1. *The conditional use is designed in a manner which is compatible with the character and appearance with the existing, or proposed development in the vicinity of the subject property;*

Response: The proposed project will be part of the White Barn development plan that allows for a range of uses including a gasoline service station with convenience store and a quick-service restaurant. The proposed use is compatible with the commercial uses contemplated for the overall development. Furthermore, the project has been successfully designed in a manner that is compatible with the appearance and topography of the surrounding area.

2. *The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;*

Response: The proposed project intends to be consistent with the objectives of standards as outlined in the City of Marysville Municipal Code, specifically Chapter 22C.070, East Sunnyside-Whiskey Ridge Subarea Design Requirements. All proposed structures are proposed to be under the height and impervious area limitations and are typical sizes for their type of use. Additionally, the project is designed in such a manner to enhance the character of the White Barn Development and welcome neighborhood circulation into the site.

3. *The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property, and will be in harmony with the area in which it is to be located and in general conformity with the comprehensive plan of development of Marysville and its environs;*

Response: The car wash has been designed to be compatible with the physical characteristics of the property. The proposed buildings are oriented towards the street as guided by the East Sunnyside – Whiskey Ridge subarea design requirements in addition to providing landscaping and an open space area for pedestrians. The open space areas feature a hard-surfaced courtyard-type area with seating, capstone lighting, and landscaping for the enjoyment of all pedestrians.

4. *Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;*

Response: The modifications requested are those related to landscape buffer reductions along Soper Hill Road and Drives A and B. To continue to meet the intent of the Code, substantial landscaping is provided along Soper Hill Road in addition to a pedestrian plaza, with bronze bear statues and seating areas for public enjoyment. In addition to the plaza, landscaping continues to screen the parking area and car wash buildings from Drives A and B with a reduced landscape buffer to the extent feasible while maintaining pedestrian and customer visibility for safety.

5. *The conditional use will not endanger the public health or safety if located where proposed and developed, and the use will not allow conditions which will tend to generate nuisance conditions such as noise, dust, glare, or vibration;*

Response: The conditional use will not endanger the public health or safety as located where proposed. Noise and Traffic consultants have provided reports included with this submittal that show that the proposed conditions will not generate nuisances such as noise, dust, glare, or vibration. Special attention and design efforts were demonstrated prior to submittal to ensure that adequate noise mitigation was provided from surrounding property lines, consistent with the City or Marysville's noise ordinance. The type of equipment used at the facility and other design elements were selected to mitigate the potential for noise concerns and satisfy WAC standards for maximum permitted sound levels.

6. *The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;*

Response: Pedestrian and vehicular traffic associated with the proposed uses will not be hazardous or conflict with existing and anticipated traffic in the surrounding area. The project provides adequate queuing capacity to minimize the potential for spillover outside the subject property.

7. *The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.*

Response: The conditional use will not adversely affect public services. The Brown Bear Car Wash project team does not anticipate any adverse impacts to public facilities.

8. *The use meets all required conditions and specifications set forth in the zone where it proposes to locate; and*

Response: The project is designed to satisfy all required conditions and specifications as set forth in the Community Business – Whiskey Ridge zoning district.

9. *The use will not be injurious or detrimental to adjoining or abutting property, or that the use is a public necessity.*

Response: The proposed project will not be detrimental to any nearby properties or the community in general. The proposed car wash project will serve the community and has been planned to accommodate the adjacent properties with landscape buffering and fencing. Consideration has been taken to design the site and buildings to align with the standards and objectives in the Marysville Municipal Code.

Conclusion:

The responses above and application materials demonstrate that the Urgent Care Clinic development meets the regulation criteria for the Urban Design Regulations for Site Plan Review approval. The City's approval of this application is respectfully requested.